Summary

The U.S. Courts and court support agencies serving the Springfield, Massachusetts region are not accommodated within the existing multi-purpose Springfield Federal Building in a manner that complies with published standards for these agencies.

The available building area and infrastructure cannot provide the current or future anticipated judicial floor area or specialized utility support facilities required.

The recent evolution of enhanced security measures necessary for the protection of Federal buildings and for specialized judicial usages, added to the current special utility needs not only re-enforces the conclusion that the existing Federal building cannot accommodate the extensive needs list, it also emphasizes the fact that separate new quarters is the only method by which the specialized judicial spatial, utility, security, and safety requirements can be provided.

In addition to the expansion of judicial space determined by a U.S. Courts' long-range plan for the District of Massachusetts, the following building structure and utility and infrastructure needs, not met in the existing Springfield Federal Building, are required for compliance with the U.S. Courts Design Guide, the U.S. Marshals Design Guide, and the vulnerability assessment guidelines for Federal buildings.

1. Separate and secure parking, entrance, elevator and corridors for court personnel.
2. Separate and secure sallyports, elevators and other facilities for isolation of persons in the U.S. Marshals' custody, and protection of the U.S. Marshals, court employees, and the public from these individuals.
3. Appropriate building site setback from property lines and roadways, installation of non-operable ballistic glazing in selective windows, and provisions for upgraded exterior lighting and closed circuit television for compliance with Level IV security guidelines.

The final resolution of the following specific critical programming issues may require that alternate methods of incorporating these programming issues into the project concept be developed. These alternate methods may require revision of the project concept, planning, construction cost, and schedule presented herein.

1. *Site Selection:* Final selection of the project site may alter building geometry, vehicle and pedestrian flow, the foundation type, the height of the building above grade based on the viability of a building basement or structural slab-on-grade concept, and the security concept required to not only protect the building, its occupants and the public, but to provide security from adjacent buildings, parking or space usages.
2. *Provisions for Expansion for Projected 30-Year Needs:* With the concept and planning presented herein based on the construction of a building to accommodate the 10-year long-range plan with factors for calculating building gross area in accordance with GSA and U.S. Courts guidelines, expansion of facilities to accommodate additional future requirements, as currently projected, is based on the following scenario:
    a. The U.S. Attorney's offices may, if based on a reevaluation of future U.S. Courts and court-related expansion, be relocated to quarters outside the new U.S. Courthouse.
    b. Renovations to the building, without the need for building expansion or an annex, will be analyzed in the future. This renovation may require the projected 30-year U.S. Courts' and court related program needs be accommodated within the building concept included in this PDS or may require that an annex to the building be constructed.

Sample Design Program Continued

The following is a summary of the housing plan/space requirements utilized in developing the siting, building massing, geometry, and associated costs included in the PDS.

Occupant	Net Area		Intrnl Circ		Secure Corridors Space		Bldg Pblc/Cmn		Mech/Elec	
	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM
U.S. District Court	28980	2692	4347	404	5796	538	17945	1667	5707	530
U.S. Bankruptcy Court	8930	830	1340	125	2054	191	5532	514	1360	126
U.S. Probation Office	3150	293	1103	102	0	0	1494	139	402	37
U.S. Pretrial Office	975	91	341	32	0	0	460	43	124	12
Bldg. Wide Court Functions	2000	186	700	65	0	0	999	93	296	27
U.S. Attorneys	8809	818	1762	164	0	0	3272	304	830	77
U.S. Marshals Service	9025	838	2256	210	200	19	3053	284	1211	113
U.S. Congressional Offices	2275	211	455	41	0	0	948	88	223	21
GSA	8300	771	830	77	0	0	2764	257	851	79
Federal Protective Service	86	8	0	0	0	0	30	3	7	1
Secure Parking (41 spaces)	15580	1447	0	0	0	0	2749	255	549	51
Lobby (Main Entrance)	0	0	0	0	0	0	5000	465	500	46
Total	**88110**	**8185**	**13134**	**1220**	**8050**	**748**	**44246**	**4112**	**12060**	**1120**

Gross Building Area 165,000 GSF (15385 GSM)

Please note that the inside secure parking concept included in the 10-year building program is based on 30-year projected secure parking requirements since the secure parking is located in the lowest level of the building.

The preliminary building siting concept includes a five-story building located on a 2 1/2-acre (1.01 Hectare) urban site with the building foot print occupying approximately 30% of the site. The remaining 70% of the site is adequate to provide required building set backs, selective on-site parking, truck dock access, waste removal, and accessibility considerations for the physically challenged.

The building site concept, as well as other concepts presented in this PDS for building massing and specific building materials and systems, was based on a preliminary analysis of the project program, including geography, anticipated building occupancy, implementation schedule, and applicable codes and standards pertaining to the predicted program.

Development of this conceptual model was necessary in order to comply with PDS standards requiring the definition of a design and construction model supported by an integrated cost, schedule, and implementation strategy.

The model developed in this document represents only one set of conditions that would satisfy the currently anticipated program requirements.

The design A/E is mandated to develop the final project concept model and design that responds to the program requirements at the time of design, that is integrated with the final site selected, and that can be implemented within the cost presented herein.

The central implementation strategy and schedule concern is that this project be completed and the new U.S. Courthouse occupied in as timely a manner as is practical for the effective, efficient and safe continuance of the judicial and judicial support agency missions.

Also, this new facility should express and reflect the function of the U.S. Courts agencies housed in the building as well as the art and architecture of the region. This goal can be accomplished by providing creative and cost effective architecture that acknowledges the tradition and purpose of the judicial system, while providing regionally sensitive design and interior space treatments that celebrate local arts, artisans, and craftsmanship that will ultimately produce a facility that enhances and compliments its surroundings.

Functional Goals and Objectives
The purpose of this section of the PDS is to relate the general project construction goals with their related project objectives so the A/E Team can ascertain the impact of each goal by understanding the performance objectives to be attained.

The A/E is required to implement the specific project design so that the overall performance objectives are satisfied. All design shall be in full compliance with applicable codes and regulations. If codes conflict, the more stringent code shall prevail.

The following goals and objectives include all project requirements that define the U.S. Courts and GSA program expectations for the design and construction of the new courthouse.

General Goals:
1. Provide a safe, efficient, flexible, comfortable, and healthy environment for the performance of all U.S. Courts and supporting Federal agency missions.
2. Provide a facility that is sensitive to the art and architecture of the region, has architectural merit, and conveys a community presence.

Objective No. 1: Security
1. Building and building occupant security (internal and external to the tenant agency boundaries) to protect against vandalism, burglary, sabotage and espionage is of prime importance in this facility. The security systems and protocols provided shall comply with all Level IV requirements based on the vulnerability assessment guidelines for Federal buildings as well as all requirements of the U.S. Courts Design Guide and the U.S. Marshals Service guidelines.

2. Security devices or infrastructure elements designed into the building structure and systems shall include the following:
   a. Building siting and setback with physical barriers and exterior surface materials appropriate to protect the building structure and its occupants against ballistic or blast attack.
   b. Vehicle access control on the site and pedestrian control at the building entrances.
   c. Secure enclosed parking for designated U.S. Courts and U.S Marshals Service personnel.
   d. Secure vehicle and building pedestrian sallyports, a dedicated elevator, detention cells, isolated secure corridors and monitoring equipment for isolation of persons in the custody of the U.S. Marshals Service.
   e. Dedicated, separate and restricted corridors and a dedicated elevator for judges safe movement within the building.
   f. Screening of all people entering the building as well as all mail, parcels, and delivered material.
   g. Perimeter building security protection provided by a system of enhanced building and site lighting, and closed circuit television cameras, and recording and monitoring devices.

Objective No. 2: Optimum Tenant Productivity

1. Building systems that support U.S. Courts operations shall be reliable by concept, modular by construction, and designed to accommodate the varied and flexible occupancy schedules of this specialized facility in a manner that maintains comfort and health in an efficient manner.

2. It is anticipated that systems furniture will be incorporated into the office area layouts. Approximately 20% of the programmed occupiable office space in the building is defined as “open office.” This “open office” area will contain systems furniture with features such as sound absorbing and color coordinated surfaces, and power, telephone, data, and network interface features necessary for maximum occupant productivity.

3. Building tenant systems will incorporate automation as required to enhance the agency mission and will include audio/visual interface in courtrooms and interface of security, fire alarm, and building infrastructure systems. The flexibility of these systems and telecommunications and power systems shall include modular, vertically stacked equipment rooms.

4. Space utilization rates for the various agencies and departments are within published U.S. Courts and GSA guidelines for anticipated circulation, dedicated and secure (or restricted) access for court personnel and marshals, open and closed office area configuration concepts and multiple floor factors, and include space for dedicated HVAC systems, elevators, and stairs.

5. All security requirements required for a Level IV facility, as well as specific internal security protocols required for protection of court personnel, the public, and isolation of persons in the U.S. Marshals Service custody, shall be provided.

Objective No. 3: Space Flexibility

1. At this conceptual stage, space flexibility is provided for possible future courtroom and associated court function expansion by providing floor-to-floor heights, floor loading and column spacing on "non-court" floors equivalent to designated "court" floors.

2. The design and installation of horizontal and vertical data processing, telecommunications and other automation systems shall maximize straight runs and adjacencies to like spaces and end users to enhance space flexibility and convertibility.

Objective No. 4: Acoustic Quality

1. It is imperative that acoustic controls and isolation be provided for all U.S. Court spaces, tenant agency boundaries, government/public boundaries, and all U.S. Marshals Service boundaries.

2. In order to accomplish this objective, all noise generating mechanical and electrical equipment shall be located remote from the occupied spaces; all transmitted noise shall be filtered or dampered; and an acoustical consultant shall be retained during design to guarantee that acoustic levels and isolation are within acceptable levels.

Objective No. 5: Accessibility

1. All building areas and facilities shall be accessible to all physically challenged judges, jurors, the public, and building employees and shall be in accordance with all applicable published codes and standards. Accessible plumbing fixtures shall be provided for persons in the U.S. Marshals custody as authorized by reviewing agencies having jurisdiction.

Objective No. 6: Fire/Life Safety

1. Based on size, occupancy, and codes regulating this structure type, we conclude that a fully automated sprinkler system is required. This system will include a wet sprinkler system throughout as well as standpipes in stairwells and a complete integrated fire alarm system with code compliant areas of refuge.

Objective No. 7: Seismic Safety

1. All structural and non-structural elements and components will be designed and specified to comply with applicable codes and regulations for seismic Zone 2A.

Objective No. 8: Building Structure Integrity, Durability, and Maintainability

1. The building foundation and substructure shall be designed considering the site specific soils conditions, climate and ground water table data, and proximity to active faults.
2. All building materials and systems shall be designed and specified to have a "usable life," or extended warranty protection, for a period of not less than 20 years.

Objective No. 9: Building Systems Energy Efficiency

1. All building systems shall be designed and specified so as to satisfy U.S. Courts and GSA standards for ventilation, temperature control and energy efficiency, while employing life-cycle cost justified technologies for systems flexibility and annual building energy budget levels not in excess of published maximum values.
2. Energy efficiency shall be optimized by applying for and obtaining all electric utility company rebates that provide an overall life-cycle and asset management advantage while conforming to all published standards related to the design.
3. The successful compliance with all design, construction, and post-construction elements of the GSA project commissioning process will assure energy efficiency by confirming that systems operation comply with design and energy expectations.

Objective No. 10: Emergency Systems/Reliability

1. Emergency power generator equipment shall be provided with battery back-up systems so that power for emergency building egress, emergency lighting, fire alarms and detention systems, and building and site security equipment is maintained at all times. Stand-by power equipment with uninterruptible power sources (UPS) shall be provided to allow a scheduled shut down or downloading of all building computers in a power outage in order to protect programs and data files.

Objective No. 11: Materials Handling Efficiency

1. Movement of materials within the building, including delivered goods, furnishings and waste shall be accomplished in a safe and efficient manner that does not hinder the normal flow of building occupants and the public. Properly designed ramping, loading docks and platforms, trash rooms, and maintenance and repair shops shall be provided.

2. A separate and dedicated freight elevator shall be provided for material and maintenance activity movement within the building.

Objective No. 12: Building Automation

1. Based on the magnitude, flexibility and complexity of the environmental and power systems required for this building, it is recommended that a computerized Direct Digital Control System (DDC) be provided. This system will control occupancy schedules, temperature control and energy usage as well as schedule maintenance protocols, troubleshoot system failures and integrate emergency power back up systems for life safety, computer and security systems.

Objective No. 13: Innovative Technologies

1. Proven advanced technologies for all building features and systems shall be actively sought during the design process. Such features shall be presented to GSA for review with accompanying life-cycle cost analysis, implementation costs, and listed advantages and disadvantages.

2. Critical systems and features that may benefit from evolving technologies include, but are not necessarily limited to, the following:
   a. Exterior wall and glazing materials.
   b. Security and monitoring equipment.
   c. Audio/visual systems for courtrooms.
   d. Mechanical equipment and systems.
   e. Electrical equipment and systems.
   f. Telecommunication systems, including fiber optics.
   g. Building automation and energy management systems.
   h. Lighting systems including day lighting.
   i. Gray water recirculation from lavatories to water closets and urinals.

Objective No. 14: Project Cost Containment

1. All issues of constructability shall be carefully considered during design to help reduce construction cost.

2. Life-cycle cost savings shall be maximized through a value-engineering approach to making design decisions.

General Building Requirements

Housing Plan/Space Requirements
The space requirements utilized to develop the general building size, geometry, occupant loading and required supporting utility, safety and security systems is based on occupant data summarized in this section.

The occupant data listing was developed following consultation with U.S. Courts representatives and GSA and is based on a 10-year projection of U.S. Courts and court support services needs in the Springfield, Massachusetts area to the year 2005.

The square meter (SM) and square foot (SF) figures listed for each occupant category are occupiable area (OSM) (OSF) and include additional factors for private internal circulation and support services that are specific to the tenant function but do not include factors for public circulation, building functional support, or general mechanical or electrical equipment area.

Occupant Listing
The following is a listing of U.S. Courts and court related Federal agencies to occupy the new Springfield Courthouse. The areas listed are occupied areas only, including internal agency circulation and secure corridors, expressed in square meters and square feet, and include space required for compliance with the U.S. Courts 10-year long-range plan.

Occupant	Total OSM	Total OSF
U.S. District Court	3635	39123
U.S. Bankruptcy Court	1145	12324
U.S. Probation Office	395	4253
U.S. Pretrial Office	122	1316
Building Wide Court Functions	251	2700
U.S. Attorneys	982	10571
U.S. Marshals Service	1067	11481
U.S. Congress	254	2730
General Services Administration	848	9130
Federal Protective Service	8	86
TOTAL OCCUPIABLE AREAS	**8707 OSM**	**93714 OSF**

Special Spaces
The following special spaces are categories delineated by the General Services Administration:

Special Spaces	Total OSM	Total OSF
Private Toilets, Clinics, Health Facilities	68	736
Auditoriums/Vaults	21	228
Judiciary Courtrooms	2195	23625
Data Processing Space (Raised Floors)	125	1340
Conference/Training Facilities (1)	436	4697
Library	63	675
Judicial Chambers	1246	13409
Laboratory/Light Industrial (2)	831	8949
TOTAL	**4985**	**53659**

1. Spaces included in this conference/training facilities category are all conference rooms and training rooms throughout the building, excluding conference rooms that are a part of a courtroom function.
2. Spaces included in this laboratory/light industrial category are all detention and holding cells, the U.S. Probation Office urinalysis laboratory, the U.S. Marshals Service fitness area, and GSA maintenance shop/storage room and custodial office/storage room.

In addition to these special spaces, a snack or concession stand is planned for the main building lobby area. The A/E should also include, as approved, a public exhibit concept in the main lobby.

Since the one U.S. Courts function that requires specialized column spacing and floor to floor height is the courtroom itself, we suggest that non-courtroom space be provided with structural column spacing and floor-to-floor height allowing for the expansion or addition of courtroom space in the future without requiring major structural reconfiguration or compromise of courtroom space standards.

Spatial and functional expansion requirements necessary for the U.S. Courts and court related agencies to the year 2025 shall be provided by the implementation of the following concept:

Expansion of U.S. Courts and court related agencies within the new U.S. Courthouse may require relocation of selected occupying agencies to quarters outside of the U.S. Courthouse. These future quarters located outside of the U.S. Courthouse may be off-site in government leased or owned facilities, or on-site in an annex to the U.S. Courthouse.

Circulation

The occupiable square meter area included in the occupant listing includes dedicated and secure internal circulation required by the agency. Space efficiency and support factors published by GSA provide a method by which building circulation areas as well as mechanical and electrical support space areas can be tabulated. The following tables of values list occupiable areas, efficiency, and support space factors and gross areas.

Metric Unit Tabulation

Area Designation	Total OSM	Efficiency* % (Avg)	Total GSM	Mech/Elec* Support % (Avg)	Mech/Elec GSM
Open Office	675	80	844	6	50
Closed Office	3492	74	4706	7.7	350
Storage	800	86	930	6	56
ADP	125	70	178	10	18
Auditorium/Vault	21	80	26	6	2
Conference/Training Facility	436	70	623	5.2	32
Courtroom	2195	66	3326	10	333
Lab/Light Industrial	831	65	1278	13	166
Library	63	77	81	8	7
Medical/Clinics	68	65	105	8	8
Parking (Interior)	1447	85	1703	3	51
TOTAL	**10153**		**13800**		**1073**

* Efficiency and mechanical and electrical space percentages are in accordance with GSA standard (refer to Appendix D, GSA Form 3596).

English Unit Tabulation

Area Designation	Total OSM	Efficiency* % (Avg)	Total GSM	Mech/Elec* Support % (Avg)	Mech/Elec GSM
Open Office	7266	80	9083	6	545
Closed Office	37589	74	50657	7.7	3767
Storage	8609	86	10010	6	601
ADP	1340	70	1914	10	191
Auditorium/Vault	228	80	285	6	17
Conference/Training Facility	4697	70	6710	5.2	350
Courtroom	23625	66	35795	10	3580
Lab/Light Industrial	8949	65	137487	13	1799
Library	675	77	877	8	70
Medical/Clinics	736	65	1132	8	91
Parking (Interior)	15580	85	18329	3	549
TOTAL	**109294**		**148540**		**11560**

* Efficiency and mechanical and electrical space percentages are in accordance with GSA standard (refer to Appendix D, GSA Form 3596).

Building Gross Area Summary

	GSM	GSF
Total Area (Tenant Areas and Parking)	10,153	109,294
Total Public Corridors, Egress, Toilets, etc.	3,647	39,246
Mechanical/Electrical Support Space	1,073	11,560
Lobby and Main Entrance Allowance (Including Mechanical/Electrical Support)	512	5,500
GRAND TOTAL	**15385**	**165600**

Special Requirements
As a part of the A/E space planning and design, the following special space requirements included as part of this PDS concept and associated construction cost shall be evaluated and refined as required for a complete and integrated project design.

1. *Special Security:* Countermeasures shall be provided as required to comply with vulnerability assessment Level IV protection of the building, its occupants and the public, including building siting and setbacks, guarded, gated and monitored vehicular and pedestrian access, selected ballistic and selected non-operable windows, CCTV perimeter monitoring and recording systems, and enhanced exterior lighting (see Appendix). Special security shall be provided for judges by the provision of secure, covered parking, dedicated secure vertical elevator transport and horizontal corridors. Special security and isolation shall be provided for segregation of persons in the U.S. Marshals Service custody from all other building occupants by providing a vehicle secure sallyport, restricted corridors, restricted elevator and detention cells. Designated U.S. Courts and U.S. Marshals personnel shall be provided with special secure indoor parking.

2. *Special Fire Safety Systems:* In addition to standard fire alarm and sprinkler systems throughout the building, special smoke removal air systems shall be provided for all courtrooms.

3. *Special Telecommunications Needs:* Above-standard telephone line quality as well as a dedicated telecommunications switchroom of 300 SF (28 SM) size for building systems shall be provided as well as telex and data internet lines revised to monitor integrated and safe and secure communications between this building and all regional and national security, law enforcement and judicial departments. A separate telephone closet and dedicated security conduit systems are required for the U.S. Marshals Service use.

4. *Special Plumbing Requirements:* Special plumbing fixtures and fixture types shall be provided for all physically challenged building occupants and the public, security fixtures for prisoners, and private toilet rooms required to maintain U.S. Courts and U.S. Marshals Service security separation and special fixtures for the U.S. Marshals Service fitness center.

5. *Separate HVAC Systems:* Separate HVAC systems shall be provided as follows:
   a. Separate HVAC systems for the U.S. Marshals Service, prisoner secure movement and detention areas for temperature-control and environmental isolation.
   b. Separate HVAC systems with smoke removal for each courtroom and associated judge's suite for separate temperature and humidity control, occupancy scheduling and flexible zoning.
   c. Separate HVAC systems for the U.S. Marshals Service fitness area.
   d. Separate HVAC systems for data processing areas.
   e. Separate HVAC systems for secure covered vehicle garage area.

6. *Special Ventilation Requirements:* Special ventilation systems shall be provided for vehicle garage areas, the fitness center for the U.S. Marshals Service, toilet rooms, storage rooms, mechanical and electrical rooms, and detention cell areas.

7. *Special Ceiling Heights:* Special ceiling heights shall be provided in the courtrooms as required for compliance with U.S. Courts Design Guide, the main building lobby, future courtroom expansion areas, vehicle garages and mechanical and electrical spaces.

Building structural design shall accommodate the maximum U.S. Courts Design Guide ceiling height for all courtrooms. The floor-to-floor height of the courtroom floors is assumed to be a minimum of approximately 6.7 meters in order to accommodate ceiling heights, building structural components and above ceiling utility space.

8. *Column-Free Areas:* Special column-free areas shall be provided in current and future courtroom areas and in the vehicle garage area. Refer to the Executive Summary for a discussion of the preliminary project modeling philosophy and intent included in this analysis and a comparison of this model with the final model to be developed by the design A/E.

9. *Raised Floor Areas:* Raised floor areas shall be provided as required for data processing rooms. The design A/E shall investigate providing recessed floor areas between judges' benches and spectator areas for flexible routing space for current and future audio/visual cables for U.S. Courts and attorneys' equipment.

10. *Special Floor Loading:* Special floor loading shall be provided for equipment spaces, detention cell areas, vaults, storage, file rooms, and libraries.

11. *Adjacent/Access to Elevators and Loading Docks:*
    a. The loading dock shall be adjacent to the freight elevator, the mechanical/electrical spaces, building storage areas, and building maintenance areas.
    b. The judges' dedicated elevator shall be directly accessible from the enclosed parking garage and discharge into the secure judges' corridors on all courtroom floors.
    c. The dedicated U.S. Marshals Service restricted elevator for transport of prisoners shall be directly accessible from the secure vehicle sallyport and discharge directly to detention cell areas in the U.S. Marshals Service space and to each courtroom grouping.
    d. Elevators shall be selected and sized to comply with occupant use as well as th-at required by emergency response personnel.

12. *Acoustical Treatments:* Special acoustical treatments shall be provided for all courtrooms for proper audio quality and for sound separation to protect security in all judges' suites, U.S. Marshals Service and detention areas, and all boundaries between public and non-public spaces.

13. *Lighting Level:* Special lighting levels and level adjustment controls shall be provided in all courtrooms, judges' suites, detention areas, and building exterior areas.

Special consultants during project design are strongly recommended to assure proper application and installation for acoustic isolation, lighting applications, and specialized HVAC systems for detention area disease containment.

Building Form
Based on the preliminary analysis of courts functional and space requirements to the year 2005, the preliminary concept presented herein, for the purpose of supporting the planning, implementation strategy and cost, is based on a five-story building located on a 2 1/2-acre site.

The building containing 15,385 GSM (165,600 GSF) of space with a mechanical equipment penthouse, and the remaining area evenly divided on the five floors with a building length-to-width ratio of 2 to 1 located on a 2 1/2-acre site with a length-to-width ratio also of 2 to 1, can provide appropriate set backs, paved access roadways, paved employee and visitors parking, pedestrian walkways, and landscaping.

Other building and site geometries can also provide these site space requirements. The actual site and building geometries to be developed during design will include specific data on the actual building site (not currently available), and all local housing, height, traffic and other requirements of codes and ordinances in the Springfield, Massachusetts, area in which the building is to be constructed.

Site topography, neighboring architecture, and roadway adjacencies will affect siting, setbacks, vehicle access, and specific security protocols required to provide appropriate building structure and building occupant and public protection.

Parking Design Issues–Performance Statement
It is the intent of this design directive that the design of the new U.S. Courthouse site contain paved vehicle parking and traffic circulation requirements for the health, welfare, and comfort of all tenant agency personnel and the public in accordance with all applicable codes and regulations.

Design Direction
1. Paved parking facilities shall be considered in the amounts for the following different groups of users with handicap access requirements applied to each individually as required by Uniform Federal Accessibility Standards and all applicable regulations:
    a. Spaces restricted for designated GSA use external to the building (on-site).
    b. Spaces unsecured, non-restricted to handicapped visitors external to the building (on-site).
    c. One space secured, restricted for van sallyport internal to the building (on-site) per USMS requirements.
    d. One secured, restricted loading dock for truck or van deliveries to the building.
    e. Secure spaces restricted for designated personnel internal to the building (on-site).

2. Dimensions and materials for the construction of all parking areas, handicap ramps, sidewalks, and curb shall be designed in accordance with all applicable codes and regulations.
3. Site-access, curb-cuts, user vehicle circulation, and emergency vehicle circulation shall be as required by the building function areas and by city regulations and is subject to local fire chief and police department approval.
4. Restricted parking security features shall include automatic electronic card operated entrance/egress single arm, one-way gate controls.

Priorities
Safety of vehicular and pedestrian movements must be maintained as well as providing adequate turning radius for all emergency vehicles.

Data References
(Latest Edition of the Following Publications)

ADAAG	Americans With Disabilities Act Architectural Guidelines
UFAS	Uniform Federal Accessibility Standards
NEC	National Electric Code
USMS	U.S. Department of Justice Marshals Service Requirements and Specifications for Special Purpose Support Space
MADEP	State of Massachusetts Department of Environmental Protection
NFPA	National Fire Protection Association
	Facilities Standards for GSA Public Buildings Service

Local Regulations include:
City of Springfield Zoning Regulations
City of Springfield Department of Public Works Site Plan Requirements
Standard Construction Details